

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 18, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN  
DEAN AUSILIO, VICE CHAIRMAN  
MICHAEL D. KOEHS, SECRETARY  
CHARLES OLIVER, MEMBER  
JOA PENZIEN, MEMBER  
ARNOLD THOEL, MEMBER  
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Legal Counsel  
Jerome Schmeiser, Planning Consultant  
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

**ROLL CALL**

1. Clerk KOEHS called the roll and the entire Commission was present.

**APPROVAL OF THE AGENDA**

2. The agenda was reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by AUSILIO seconded by PENZIEN to approve the agenda as presented.**

**MOTION carried.**

**APPROVAL OF THE PREVIOUS MEETING MINUTES**


3. The minutes of the previous meeting held on April 4, 2006 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by AUSILIO seconded by THOEL to approve the minutes of the meeting of April 4, 2006 as presented.**

**MOTION carried.**

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 18, 2006

**AGENDA ITEMS**


4.  **Preliminary Plan;** Lakeside Industrial Site Condominiums; Located on the East side of Hayes Road, approx. 1/4 mile North of 22 Mile Road; Section 19; Boulder Construction, Petitioner; Permanent Parcel No. 08- 19-300-013.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the Preliminary Plan and stated his recommendation for approval.

Mr. Lorenzo Cavaliere, representing the petitioner, was also present to answer any questions.

**MOTION by KOEHS seconded by PENZIEN to recommend approval to the Board of Trustees the Preliminary Plan for Lakeside Industrial Site Condominiums; Section 19; Permanent Parcel No. 08- 19-300-013 conditioned upon: 1) the entrance for Lot 1 being from Samohin Drive, 2) that Lots 2 and 3 share only one access to Hayes Road, 3) the landscape area on the east side be a dedicated landscape area; and 4) that the existing striping of Hayes Road be shown on the plan.**

**MOTION carried.**


5.  **Preliminary Plan;** Strawberry Fields Site Condominium; Located on the North side of 22 Mile Road, approx. ¾ mile East of Hayes Road; Section 19; Excel Properties, Petitioner; Permanent Parcel No. 08-19-400-001

Mr. Jerome Schmeiser, Planning Consultant, reviewed the Preliminary Plan and stated his recommendation for approval.

Mr. Peter Dinoto, representing the petitioner, was also present.

**MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Board of Trustees the Preliminary Plan for Strawberry Fields Site Condominium; Section 19; Excel Properties, Petitioner; Permanent Parcel No. 08-19-400-001.**

**MOTION carried.**

6.  **Final Preliminary Plat;** Pinnacle Farms Subdivision; 66 lots; Located approximately 1/2 mile south of 23 Mile Road and about ¾ of a mile east of North Avenue; Landtec of Macomb, Petitioner; Permanent Parcel No. 08-24-276-003.


Mr. Jerome Schmeiser, Planning Consultant, reviewed the Final Preliminary Plat and stated his recommendation for approval.

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 18, 2006

Mr. Richard Rizzo, representing the petitioner, was also present.

**MOTION by OLIVER seconded by ZOLNOSKI to recommend approval to the Board of Trustees the Final Preliminary Plat for Pinnacle Farms Subdivision; Landtec of Macomb, Petitioner; Permanent Parcel No. 08-24-276-003 conditioned that the plan be revised to show the access to the Wetland Area and the Detention Basin area.**

**MOTION carried.**


7.  **Final Preliminary Plat;** Stoneridge Subdivision; 106 lots; Located on the East side of Fairchild Road, 1/4 mile North of 21 Mile Road; Section 25; Stoneridge Development, Petitioner; Permanent Parcel No. 08-25-427-009.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the Final Preliminary Plat and stated his recommendation for approval.

Mr. Craig Duckwicz, representing the petitioner, was also present.

**MOTION by KOEHS seconded by THOEL to recommend approval to the Board of Trustees the Final Preliminary Plat; Stoneridge Subdivision; Stoneridge Development, Petitioner; Permanent Parcel No. 08-25-427-009 conditioned upon the plans being revised to show the landscape area on the south side with no berm and the addition of additional plantings to the satisfaction of the municipal engineer and the planning consultant.**

**MOTION carried.**

8.  **Request for Special Land Use;** Axis Music 115; Located on the Northwest corner of 21 Mile and Card Road; Section 27; Axis Music Academy, Petitioner; Permanent Parcel No. 08-27-476-002.


Mr. Jerome Schmeiser, Planning Consultant, reviewed the special land use and stated his recommendation for approval.

Mr. John Antone and Mr. Ed Boutros, representing the petitioner, were also present to answer any questions.

**MOTION by AUSILIO seconded by KOEHS to approve the Request for Special Land Use; Axis Music 115; Axis Music Academy, Petitioner; Permanent Parcel No. 08-27-476-002 with the conditions that the hours of operation be limited from 9:00 a.m. to 9:00 p.m., Monday through Sunday, and that the northern door be kept closed and is installed as an alarmed fire door only.**

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 18, 2006


**MOTION carried.**

9.  **Request for a Ground Sign;** Warren Bank at Waldenburg Plaza; Located on the East side of Romeo Plank Road, approx. 300' south of 22 Mile Road; Section 28; Metro Detroit Signs, Petitioner; Permanent Parcel No. 08-28-101-010.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the ground sign and stated his recommendation for approval.

**MOTION by KOEHS seconded by AUSILIO to approve the Request for a Ground Sign; Warren Bank at Waldenburg Plaza; Metro Detroit Signs, Petitioner; Permanent Parcel No. 08-28-101-010 provided that the plan be revised to show that the allowed square footage is 21.5 square feet and not 64 square feet; that the existing unapproved banner be removed and that no further unapproved signage be placed on the property.**

**MOTION carried.**

10.  **Request for Extension of Final Preliminary Plat & Landscape Plans;** Harmony Acres Subdivision; Located on the south side of 24 Mile Road, approximately  $\frac{3}{4}$  mile east of Romeo Plank road; Section 16; Permanent Parcel Number 08-16-200-014.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the extension for the Final Preliminary Plat and stated his recommendation for approval.

**MOTION by KOEHS seconded by THOEL to approve the Extension of Final Preliminary Plat & Landscape Plans; Harmony Acres Subdivision; Permanent Parcel Number 08-16-200-014 for one year, expiring on April 26, 2007.**

**MOTION carried.**

11. Motion to receive and file all correspondence in connection with this agenda.

**MOTION by THOEL seconded by KOEHS to receive and file all correspondence in connection with this agenda.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS**

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 18, 2006

**PLANNING COMMISSIONERS COMMENTS**

**ADJOURNMENT**

**MOTION by AUSILIO seconded by KOEHS to adjourn the meeting at 8:35 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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Michael D. Koehs, CMC  
Macomb Township Clerk  
Planning Commission Secretary